



18 Trafford Close, Shenley
WD7 9HU
Guide Price £550,000

Offered for sale CHAIN FREE is this lovely three bedroom detached house located in a popular close.

Accommodation comprises three bedrooms, family bathroom, downstairs wc, bright living room, kitchen diner and a spacious conservatory overlooking the westerly aspect garden.

The property benefits from being situated on a larger than average plot with space to the side offering potential to extend (stpp), garage with parking to the front and a pretty rear garden.

Bright and airy, immediate viewing is strongly recommended.

EPC Rating Band C.



Entrance Hall

Downstairs WC

Lounge

15' x 14'8 at max points, excluding bay window (4.57m x 4.47m at max points, excluding bay window)

Kitchen Diner

15' x 8'7 (4.57m x 2.62m)

Conservatory

13'6 x 11'6 at max points (4.11m x 3.51m at max points)

Landing

Bedroom One

13'8 into wardrobes x 8'5 (4.17m into wardrobes x 2.57m)

Bedroom Two

9'11 x 8'5 (3.02m x 2.57m)

Bedroom Three

8'8 x 6'4 (2.64m x 1.93m)

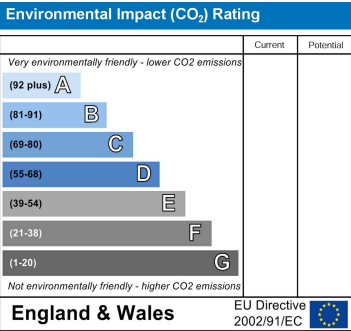
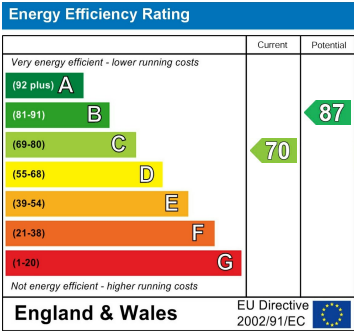
Family Bathroom

Front & Rear Gardens

Garage & Parking

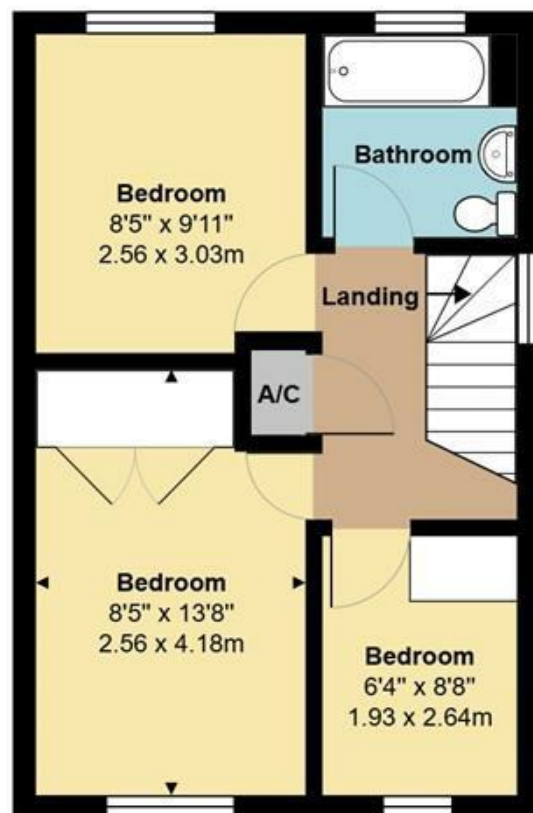
16'10 x 8' (5.13m x 2.44m)

Single garage (partly converted) in front of the property with a driveway for one car.





Ground Floor
Area: 512 ft² ... 47.6 m²



First Floor
Area: 356 ft² ... 33.1 m²

Total Area: 868 ft² ... 80.7 m² (Excluding Garage)

All measurements are approximate and for display purposes only

